128.0	0003	0019.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	895,600 / 895,600
					USE VALUE:	895,600 / 895,600
					ASSESSED:	895,600 / 895,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
17		REVERE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SLABY RONALD G--ETAL	
Owner 2:	AREZZO DIANA A	
Owner 3:		
Street 1:	17 REVERE STREET	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02476	Type:

Own Occ: Y

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 6,596 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1926, having primarily Vinyl Exterior and 2498 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6596.000	396,200	5,100	494,300	895,600
Total Card	0.151	396,200	5,100	494,300	895,600
Total Parcel	0.151	396,200	5,100	494,300	895,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 358.59 | /Parcel: 358.5

Legal Description

User Acct 83242

GIS Ref

GIS Ref

Insp Date 11/01/18

Entered Lot Size

Total Land:

Land Unit Type:

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 128.0-0003-0019.0

!10044!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	396,300	5100	6,596.	494,300	895,700	895,700	Year End Roll	12/18/2019
2019	101	FV	310,000	7300	6,596.	463,400	780,700	780,700	Year End Roll	1/3/2019
2018	101	FV	310,000	7300	6,596.	383,100	700,400	700,400	Year End Roll	12/20/2017
2017	101	FV	310,000	7300	6,596.	352,200	669,500	669,500	Year End Roll	1/3/2017
2016	101	FV	310,000	7300	6,596.	321,300	638,600	638,600	Year End	1/4/2016
2015	101	FV	294,200	7300	6,596.	315,100	616,600	616,600	Year End Roll	12/11/2014
2014	101	FV	294,200	7300	6,596.	292,900	594,400	594,400	Year End Roll	12/16/2013
2013	101	FV	294,200	7300	6,596.	278,700	580,200	580,200		12/13/2012

PRINT

Date	Time
12/11/20	00:24:27

LAST REV

Date	Time
08/13/19	10:44:32

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 10044

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	1019-190		9/1/1986		239,000	No	No		Y

USER DEFINED

Prior Id # 1:	83242
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/21/2017	1557	Solar Pa	2,000	C				
10/18/2017	1378	Re-Roof	7,400	C				
4/12/2012	356	Redo Kit	36,400					
10/2/2007	883	Wood Dec	7,000	C		G9	GR FY09	8 X 18 DECK

ACTIVITY INFORMATION

Date	Result	By	Name
11/1/2018	MEAS&NOTICE	HS	Hanne S
6/7/2012	Info Fm Prmt	MM	Mary M
1/15/2009	Measured	336	PATRIOT
12/2/1999	Meas/Inspect	243	PATRIOT
1/1/1982		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6596		Sq. Ft.	Site		0	80.	0.94	9									494,304						494,300	

Total AC/HA: 0.15142 | Total SF/SM: 6596 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 494,304 | Spl Credit | Total: 494,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1926	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G13	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	10	%
Bsmnt Flr:	5 - Lino/Vinyl		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	50
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.30136466
Const Adj.:	0.98881996
Adj $ / SQ:	167.286
Other Features:	114938
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	486706
Depreciation:	90527
Depreciated Total:	396179

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	0	BRs:	0	Baths:	1	HB	

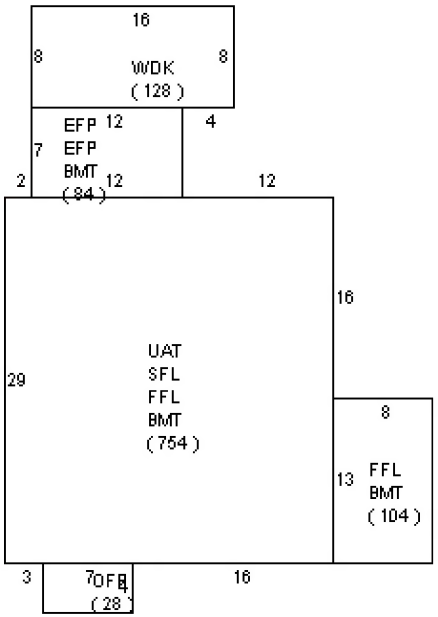
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
	7	3	M
Totals			
0			

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	942	74.650	70,322
FFL	First Floor	858	167.290	143,531
SFL	Second Floor	754	167.290	126,134
UAT	Upper Attic	189	114.590	21,600
EFP	Enclos Porch	168	42.940	7,215
WDK	Deck	128	13.660	1,748
OFP	Open Porch	28	43.510	1,218

	Net Sketched Area:	3,067		Total:	371,768
Size Ad	1612	Gross Are	3632	FinArea	2498

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	75	A	
UAT	100	FLA	95	A	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	167.29
Special Features:	0	Val/Su Net:	129.18
Final Total:	396200	Val/Su SzAd	245.78

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 128.0-0003-0019.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1926	21.25	T	40	101			5,100			5,100

More:	N	Total Yard Items:	5,100	Total Special Featues:		Total:	5,100